

Appendix B: Subarea Plan Glossary

Acreage, Gross

Total area of land calculated within a boundary or designation drawn on a map.

Acreage, Net

Developable area of land within a boundary or designation drawn on a map; i.e. Gross acreage MINUS acreage for the following: environmentally sensitive undevelopable land or buffer required to be set aside, market factor to account for land that is unlikely to be developed, long-term land reserves, and land for roads, stormwater management, and public uses.

- Gross/Net ratio used for Subarea Plan: three gross acres per one net acre

Cluster Development/Clustering

The practice of grouping development into a small portion of a site in order to avoid developing restricted environmentally sensitive areas or natural resource areas, make more efficient use of common infrastructure and utility needs, or preserve open space on the remainder of the property.

Comprehensive Plan Designation

Comprehensive Plans use Designations similar to the way City Codes use Zoning: to regulate the intensity of development and the types of land use within geographic boundaries.

Conservation Easements

Any of a variety of legal methods for voluntarily placing perpetual development restrictions on a parcel of land.

Critical Areas Ordinance (CAO)

State mandated regulations to protect the following critical areas: wetlands, aquatic habitat, wildlife habitat, aquifer recharge areas, geologically hazardous areas, and frequently flooded areas.

Development Capacity

Ultimate amount of development possible as determined by land use and intensity regulations, environmental restrictions, and available infrastructure.

Development Suitability

Parcel by parcel analysis, performed during the Subarea planning process, to determine how likely any given parcel might be to attract and support economic development. Each parcel was analyzed for distance from major roads or railroads, location, parcel size, availability of water and sewer services, and ratio of potential improvement value to existing land value.

Economic Development UGAs

Non-residential urban growth areas proposed by the Subarea plan to: designate areas best suited for future Industrial, Commercial, and Tourist related development; attract economic development to South

Lewis County in response to anticipated market demand; preserve rural character; preserve valuable resource lands and critical areas.

Forecast

Predictions about future conditions (population, traffic, development, etc) based on best available data and modeling.

GIS

Geographic Information System: a system that captures, stores, analyzes, manages, and presents data that are linked to location. GIS merges map making, statistical analysis, and database technology.

Green Infrastructure

Alternative systems, materials, or techniques designed to reduce or avoid adverse environmental impacts or resource depletion. Examples include porous concrete, solar or wind energy generation, reclaimed water plumbing, etc.

Master Plans

Design plans for the ultimate development of large sites that depict the location of buildings, roads, parking and open space. Master plans may be developed in phases or over a long period of time.

Mixed-Use

A development that includes several types of mutually beneficial land use, as encouraged by the regulations or zoning for that land. For example, the South County Subarea Plan encourages commercial and retail uses in the same development or project.

Planned Unit Developments (PUD)

Similar to Master Plans but usually more detailed and intended to be developed in a shorter time period. PUDs may allow development of different density and intensity than permitted by underlying zoning.

Population Allocations

Predictions about population growth are made at the County level and then allocated to the Cities and rural parts of the county through a process that combines forecasting, discussion, and negotiation. The allocation numbers are used by individual jurisdictions to best plan for growth.

Subarea

A defined geographic area that is a portion of a larger geographic entity (in this case, Lewis County).

South Lewis County Subarea Steering Committee

Committee authorized by the Lewis County Board of County Commissioners in 2009, charged with working with County staff and consultants to conduct a public outreach process leading to a Subarea Plan. Committee members represented entities and jurisdictions in Lewis County and the Cities of Toledo, Vader, and Winlock; they attended monthly public meetings in from 2009-2010.

Steering Committee

See South Lewis County Subarea Steering Committee

Urban Growth Areas (UGAs)

UGAs are areas where growth should be focused. UGAs include areas of incorporated city limits as well as areas of unincorporated county land. The unincorporated portions of the UGA adjacent to cities are designated for urban growth and regulated via city-county interlocal agreements (which provide for zoning and permitting); ultimately these unincorporated areas will be annexed into the cities. However, references to City UGAs include all the incorporated (city) and unincorporated (county) land within the UGA boundary. County UGAs areas are designated for urban growth not associated with a specific city, and they include fully contained communities, master planned resorts, and major industrial developments.

Urban Residential

Residential development at a density or intensity typically found in areas where urban services are provided.

Urban Services

Refers to services historically provided by Cities, such as storm and sanitary services, domestic waster, police, fire, emergency services, etc.

WRIA

Water Resource Inventory Area as designated by the State. WRIAs usually include one or more defined watershed.